

SURF PINES HOMEOWNER'S ASSOCIATION AND SURF PINES WATER DISTRICT

JOINT NEWS LETTER

A reminder that the annual Homeowner's Association meeting will be held Saturday, August 24th, at 1:30 P.M. at the Pacific Grange Hall.

Both boards will be available to answer questions regarding the Water District and the Homeowner's Association as relate to the future development and operation of our water system. A mail ballot will be sent out the next week for your choice to retain or reject the Water District.

To assist you in understanding the position of each board, we submit the basic philosophy of each board regarding the future development of the system.

Considerations for Homeowner's Association

The Homeowner's Association Board proposes to operate the present water system, without debt, and within a budget provided by the quarterly assessment.

Capital improvements will be steady, but slower than if we went into debt. They will be in accordance with a long term plan to up-grade the potable water system gradually, so as not to disrupt service, to a conclusion of a system with constant, quality water, adequate enough for reasonable fire protection.

The Water District, since its inception, has not presented a plan for supplying water to Surf Pines .

In contrast to the Water District, we have a plan and a system in place and presently operating well, without taxes, bonding or government intervention.

We will begin by completing a 600 Ft section North from Horizon Lane on Manion, laying eight-inch pipe. That step should be completed before the end of Fiscal Year 1985-86 and within budget.

The second step would provide for the installation of eight-inch pipe between the two pump houses. This project would cost about forty thousand dollars and could be budgeted for completion by approximately late Spring of 1987, assuming no major contingencies arise.

At this point the system would provide better fire protection.

The next steps would include annual capital improvements of new, larger pipe replacing the existing lines, within the budget provided by the quarterly assessment, until the entire system was improved to a standard acceptable for a combined potable water & fire system.

The Association can maintain the Roads, Street Lights, Security and the Water System, as in the past, at less cost than a Water District.

Considerations for Water District

A quote from " A Comprehensive Development Plan For Surf Pines Water System", Robert E. Meyers Consultant.

I. "Water transmission, distribution and storage facilities should be designed to provide adequate capacity for a minimum of twenty years".

II. "Only portions of the existing water system within Surf Pines are of proper size or materials where by they can be integrated into a new supply and distribution system that will meet state and federal regulations".

III. "The costs are beyond the capability of the Association to optimize the water system".

In as much as the Meyer's survey indicates a need for future progress beyond the ability of the present Homeowner's Association finance wise, in terms of transmission, distribution and storage of water, prudent judgment would seem to indicate the advantages inherent in a Water District operation. Dynamic growth increases projected over the next several years in our area, will extend costs to more property owners and speculators to soften the total spectrum of essential needs regarding all phases of water delivery. A Water District is a viable vehicle to assure optimal service at equitable cost distribution. A District can accelerate progress and realization of optimal service with costs and subsidies spread out over long time frames. An Association is dependent on an "honor system" of revenue, limited to the amount available in fragmented quarterly payments. Our area need for now and the future is apparent. The Meyer's report makes crystal clear this no choice option. We can probably "get by" regarding domestic water needs as an Association. We cannot progress to future needs, expansive growth, fire protection and adequate maintenance of an optimal system without the financial advantages inherent in a Water District.

Some basic facts both boards agree are pertinent in your evaluation of who should operate our water system in the future:

1. A Water District can levee taxes, upon voter approval, sell general obligation or revenue bonds and qualify for grants, when government monies are available.

2. A Water District can collect tax monies on unimproved property. Approximately five thousand dollars annually of a total of thirty thousand at the present assessment.

3. A Water District is empowered by statutory laws, requires elections, public meetings with notices, reporting responsibility to local and state authorities, licensing and permit fees; processes which incur costs and regulations that an Association does not bear.

4. A Water District is controlled by state and local regulations and is responsible to direction of only the registered voters in the district.

The Association of all home owners gives opportunity for all to participate in the decision making process.

5. A Water District will cause additional bookkeeping, banking, communication and meetings.

The Association will still be required to maintain the roads, street lights, security and will monitor bureaucratic intrusion.

This is a joint board presentation. Any questions or concerns may be submitted, prior to the annual meeting, to any member of either board or in writing, addressed to the Surf Pines office at P.O. Box 132, Seaside, Or., 97138.

The Board Of Directors of

Surf Pines Homeowner's Association

Surf Pines Water District

August 12, 1985